

# MOVING HOMES

SALES & LETTINGS



Offers in the Region Of  
£325,000

# Moor Close, North Shields

## Offers in the Region Of £325,000

Moving Homes are delighted to bring to the market for sale this beautifully presented four-bedroom semi-detached home situated in a popular well-established area of North Shields on Moor Close. Ideally located for access to major transport routes including the A1058 Coast Road and the A19 to reach the City of Newcastle upon Tyne and further afield. While also within close proximity of the surrounding coastal towns & villages, business parks and the nearby North Tyneside General Hospital. Benefiting from gas central heating and recently fitted double glazing throughout, being upgraded by the current owners this property does not disappoint.

Briefly comprising of: - Entrance porch leading to hallway with WC and stairs leading to first floor. The spacious lounge is to the front of the property with a large window allowing the light to flood in and made to measure blinds. Decorated coving to ceiling, alcoves to main wall with white wood fire surround, tiled black granite back panel and hearth with gas inset fire. To the rear of the property is a modern open plan kitchen diner with door opening onto the rear garden. The kitchen has a wide range of cream high gloss wall and base units with complementing solid wood counter tops, inset sink with mixer tap, built in oven and microwave, ceramic hob, integrated dishwasher and double fridge freezer. The dining area lends itself well to inclusive social dining. There is also a utility room with laundry facilities and access to the garage/storage area with electric roller door. To the first floor there are four generous bedrooms, three with fitted wardrobes and the fourth with a walk in wardrobe providing ample storage for a growing family. The main bathroom benefits from a walk in shower, separate bath, wc, wall hung wash basin, heated towel rail and fully tiled for ease of use. Externally to the front is a double block paved driveway providing off street parking and access to garage/storage, and side lawn. The rear garden has block paved patio areas, lawn, raised mature beds, garden shed and access side gate. This property requires an internal inspection to truly appreciate the accommodation being offered.

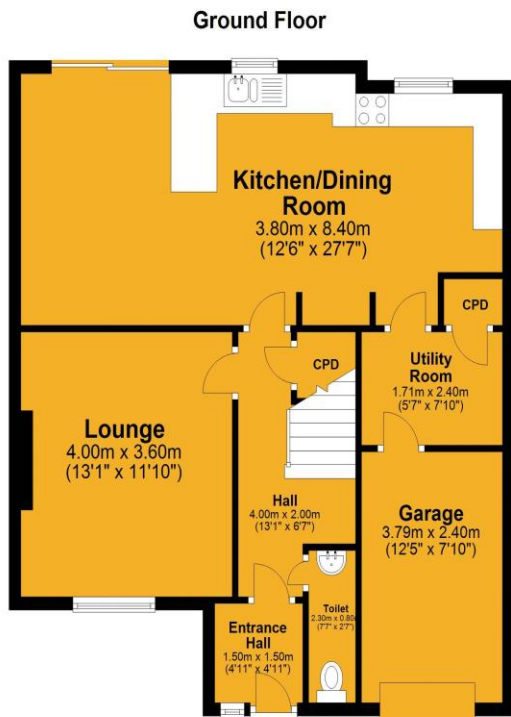
EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/8706-2325-6029-5907-6733>

Council Tax Band – C

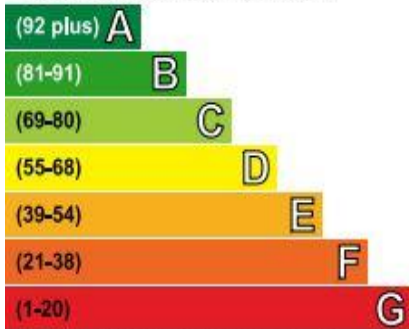
Tenure - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

To secure a viewing in the first instance please contact Moving Homes on 01912964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com)





Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	81



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